

Statutory Public Meeting & Recommendation Report

Application for Official Plan and Zoning By-law Amendment

Applicant: Miura Development Group
Addresses: 100 Plains Road East
Ward: 1
File: 505-07/25 and 520-09/25
Date: September 9, 2025
Report: DGM-64-25

Overview of Development Site



Application History

- Pre-Application Community Meeting – October 30, 2024
- Application Deemed Complete – June 11, 2025
- Notice of Complete Application and Request for Public Comments – June 25, 2025
- Notice of Statutory Public Meeting and Recommendation Report – August 8, 2025
- Statutory Public Meeting – September 9, 2025

Proposal and Modifications



- 12-storey mixed use building:
 - 12th storey mechanical penthouse
 - 253 residential units
 - ground floor retail / service commercial
 - Floor Area Ratio (FAR) of 4.91:1
 - 15.3m² of amenity area per unit
 - 290 vehicle parking spaces
- The requested reductions to the size of accessible parking spaces as well as access aisle have not been included on the amending by-law.

Proposed Official Plan Amendments

- Redesignate the properties to 'Mixed Use Corridor – General' with site specific policies
- Increased maximum building height from the existing 2- to 7-storeys range to 12-storeys
- Increased maximum Floor Area Ratio (FAR) from 1.5:1 to 4.91:1

Proposed Zoning By-law Amendments

 SUBJECT PROPERTY



Proposed Zoning

- Rezone the existing site specific “MXG-498” and “RM1-346” zones to an amended “MXG-498” zone with site specific amendments

Staff Recommendation

- Approve Official Plan Amendment No.164
- Approve Zoning By-law Amendment 2020.511
- Detailed recommendation in report DGM-64-25